



## MEMORANDUM

**TO:** District of Columbia Zoning Commission  
**FROM:** Jennifer Steingasser, Deputy Director, Development Review and Historic Preservation  
**DATE:** November 28, 2011  
**SUBJECT: ZC 11-15: Howard University Central Campus Master Plan (2011)**

### I. SUMMARY RECOMMENDATION

The President of Howard University (University) has submitted, pursuant to § 210, special exception review and request for approval of its 2011 Howard University Central Campus Master Plan (2011 Campus Plan).

The Office of Planning (OP) strongly supports the ambitious development plan for the University's academic future. OP believes that the implementation of the development plan will benefit the University, its students, the immediate neighborhood and the revitalization of lower Georgia Avenue. The University proposes to create a sustainable campus that emphasizes green buildings, public transportation, and urban form. The University has garnered the support of the relevant ANCs and community organization and OP is generally in support of their recommendations. OP therefore recommends **approval** of the proposed campus plan subject to the following conditions:

1. The overall maximum student enrollment shall be accepted at the proposed 12,000 students which includes any student taking at least one class or course at any area covered by the 2011 Campus Plan;
2. The 2011 Campus Plan, as submitted, shall be valid for a period of 15 years;
3. The anticipated reuse of the vacated student housing buildings in the community be identified;
4. A campus plan amendment and/or further processing application be submitted should the Howard University Hospital propose any structural changes or expansions; and
5. Provide university student housing for at least 70% of the total undergraduate enrollment.
6. Submission of the existing, proposed and maximum FAR calculations for the entire campus.

OP also encourages the University to continue to work with the Community Advisory Council to clearly address issues to enhance community relations.

### II. APPLICATION-IN-BRIEF

Location	2400 6 <sup>th</sup> Street, NW
Legal Description	See Attachment I for list of Square and Lot numbers
Ward/ANC	Ward 1, ANC-1; WARD 5, ANC-5C
Zoning	R-4, D/R-5-A, D/R-5-B, R-5-E, C-2-A, C-R, D/SP-2, C-M-2, and C-M-3
Acreage	118 acres
Proposal	Approval of the 2011 Howard University Central Campus Master Plan; The proposal includes the construction of a number of new residential and academic buildings as well as the renovation of others.

### III. SITE DESCRIPTION

Howard University consists of three main campuses; the East Campus at Connecticut Avenue and Van Ness Street, NW which houses the Howard University Law School; the West Campus located at 14<sup>th</sup> and Taylor



Street, NW which houses the Divinity School; and the Central Campus which is the subject of this application. The East and West campus plans are subject to their own campus plans.

The Central Campus is centered along Georgia Avenue and Howard Place with Harvard Street to the north; 4<sup>th</sup> Street to the east; U and V Streets to the south; and Florida and Sherman Avenues to the east. The campus boundary extends to several additional properties:

- Vacant buildings along Sherman Avenue and north of Barry Place;
- Parking lot near 9<sup>th</sup> and V Streets;
- Carver Hall at 2<sup>nd</sup> and Elm Streets, NW;
- Slowe Hall at 3<sup>rd</sup> and Elm Streets, NW; and
- University Service Center at 10<sup>th</sup> and Florida Avenue.

The functions of the University are geographically concentrated on the Central Campus. The athletic functions are concentrated on the northern end of the campus while the primary academic and administrative functions are concentrated around the historic main quad in the central portion of the campus. On the southern portion of the campus are the health science functions and the Howard University hospital. The residential functions are concentrated on the eastern portion of the campus and also on the west side of Georgia Avenue.

#### Central Campus Boundary Clarification

The University campus boundary also includes properties no longer owned by Howard<sup>1</sup> and OP recommends removing these properties from the campus plan, as the University no longer has control over their development.

#### **IV. SURROUNDING NEIGHBORHOOD**

The University is surrounded by a mix of uses. To the north of the campus is the Pleasant Plains neighborhood developed primarily with row houses and commercial uses along Georgia Avenue. To the northeast are the McMillan Reservoir and the Children's National Hospital and the Washington Hospital Center. Immediately to the southeast is the DC Water pumping station and the Bloomingdale neighborhood developed with rowhouses. To the south and southeast is the historic LeDroit Park neighborhood primarily residential community with commercial uses along Florida Avenue. To the west and southwest is the Shaw/U Street/Cardozo and Pleasant Plains neighborhood which are primarily residential with commercial uses along Florida Avenue and Georgia Avenue.

#### **V. 1998 CENTRAL CAMPUS PLAN AND SUBSEQUENT APPROVALS**

The current campus plan, BZA 16330, UniverCity "20/20" Howard University 1998 Central Campus Plan, was approved on March 29, 1999 with conditions and was scheduled to expire March 29, 2008. The conditions included:

- A cap on student enrollment at 12,000, faculty at 1,777, staff at 3,494 and hospital staff at 2,185.
- The University should work with the community and make all reasonable efforts to seek the implementation of the recommended traffic mitigation measures if the measures are deemed desirable by a consensus of the affected community groups.
- The University shall endeavor, consistent with its overall academic mission, to encourage commercial development on lower Georgia Avenue.
- Establish a Howard University Advisory Council (HUAC) composed of representatives of the University, affected Advisory Neighborhood Commissions (including but not limited to ANC-1B and ANC-5C), representatives selected by civic associations surrounding the campus (including

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<sup>1</sup> Within the area bounded by 8<sup>th</sup> Street, V Street, Florida and Sherman Avenues and Bryant Street extended, NW.

but not limited to Pleasant Plains, Bloomingdale and LeDroit Park), interested student organizations and other interested community groups. The Howard University Advisory Council shall meet on a regular basis or a minimum of four times annually, to discuss the effects of University activities on the surrounding community and other issues of mutual concern.

Subsequent to the approval of the 1998 Plan a number of campus plan amendments and further processing were approved as follows:

*Table 1-Campus Plan Amendments and Further Processing*

Case #/Adoption Date	Address	Use identified on Plan	Amendment and Further Processing	Other Special Exceptions
BZA 16382 June 10, 1999	4 <sup>th</sup> and College Streets, NW	Health Science Library	Health Science library	n/a
ZC 03-17 August 24, 2004	2255 4 <sup>th</sup> Street, NW	Faculty Center	Replacement of Bethune Hall to accommodate 312 freshmen women	n/a
ZC 04-20 September 28, 2004	1840-50 7 <sup>th</sup> Street, NW	Vacant building	Interim grants offices	Parking reduction. Valid for 5 years.
ZC 06-09 July 12, 2006	Sherman & Florida Ave., Barry Place, NW	Vacant property	Property just outside of the campus plan boundary.	Off-site parking for university use. Valid for 5 years
ZC 06-38 February 1, 2008		Men's Living and Learning Center	Men's Living and Learning Center	Reduction in the number and setbacks of roof structure enclosure.
ZC 08-22A August 4, 2010	2041 Georgia Avenue, NW	Hospital	Construction of chiller plant adjacent to the hospital	n/a
ZC 08-32B August 4, 2010	Central Campus	n/a	Granted campus plan extension until June 29, 2011	n/a

The University requested, and the Zoning Commission approved an 18 month extension of the 1999 Campus Plan on January 12, 2009 pursuant to Z.C. Order No. 08-32 and a one year extension on May 24, 2010 pursuant to Z.C. Order No. 08-32B, to allow the University to work with their new administration which was hired in 2009, on the completion of the proposed 2011 Campus Plan.

**VI. 2011 CENTRAL CAMPUS PLAN**

The 2011 Central Campus Plan proposes an ambitious development plan for the University with over 2,316,584 gross square feet of new construction, major renovations and additions to existing buildings in three phases over the next seven years. An additional 672,623 gross feet square feet of development is also included in a future phase. The University is charting a new course of rejuvenation in academics to increase its stature to become a major comprehensive research university while at the same time continuing and expanding its public service role.

Although major physical development is proposed, no increase over the existing 12,000 student cap is contemplated or proposed by the University. What is significant is that the proposal supports the academic and student life with the best facilities. The University proposes to house a major portion of its student population on campus, in particular the underclassmen. To this end, the University has submitted under separate cover, proposals for Further Processing for two new dormitories intended to be constructed within

two years. This would facilitate a reduction in the number of students residing within the adjacent community.

To achieve its mission, the University has outlined the following principles of the development plan:

- Improve the University community's quality of life;
- Implement good and smart urban design;
- Enhance connectivity and walkability;
- Improve the public realm;
- Develop the campus edge;
- Embrace sustainability;
- Preserve and protect historic legacy; and
- Foster community engagement.

The development of the campus under these principles will lead to a major improvement of the internal campus, as well as have a positive impact on the external surrounding neighborhood. The development proposal would introduce more mixed-use development along Georgia Avenue, with ground floor retail and other active uses to serve the University as well as residents.

## **VII. CAMPUS PLAN REVIEW STANDARDS**

Subsection 210 of the Zoning Regulation outlines the standards for reviewing campus plans and the analysis of the campus plan elements and projects against these criteria are discussed below. Unless specified, the analysis refers to the entire campus and addresses specific impacts of certain project features.

### **210 COLLEGES AND UNIVERSITIES (R-1)**

**201.1** *Use as a college or university that is an academic institution of higher learning, including a college university hospital, dormitory, fraternity, or sorority house proposed to be located on the campus of a college or university, shall be permitted as a special exception in an R-1 District if approved by the Zoning Commission under § 3104, subject to the provisions of this section.*

The campus is located within the R-4, D/R-5-A, D/R-5-B, R-5-E, C-2-A, C-R, D/SP-2, C-M-2, and C-M-3 districts. As shown on the map majority of the campus is within the D/R-5-B district (See Attachment II – Zoning Map).

Section 3104 authorizes the granting of special exceptions, as provided in the Zoning Regulations, where in the judgment of the Board of Zoning Adjustment or Zoning Commission, “*the special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning and Zoning Map subject in each case to the special conditions specified in this title,...*”

The **R-4** (Residence) District is “designed to include those areas now developed primarily with row dwellings, but within which there have been a substantial number of conversions of the dwellings into dwellings for two (2) or more families.”

The **R-5** (Residence) Districts are general Residence Districts designed to permit flexibility of design by permitting in a single district . . . all types of urban residential development if they conform to the height, density, and area requirements . . . The R-5 Districts shall also permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive Residence Districts. In R-5-A Districts, only a low height and density shall be permitted; in R-5-B, a moderate height and density shall be permitted; and in the R-5-E, a relatively high height and medium-high density shall be permitted.

The **D** (Mixed Use Diplomatic Overlay) District was established to implement the Foreign Missions Act and generally highlights embassy and/or chancery sites.

The **C-2-A** (Community Business Center) District is “designed to provide facilities for shopping and business needs, housing, and mixed uses . . . outside of the central core” and “are located in low and medium density residential areas with access to main highways or rapid transit stops, and shall include office employment centers, shopping centers, and medium-bulk mixed use centers.” The District shall “permit development to medium proportions” and “shall accommodate a major portion of existing commercial strip developments.”

The **C-R** (Mixed Use – Commercial Residential) District is a mixed use district which shall “encourage a diversity of compatible land uses that may include a mixture of residential, office, retail, recreational, light industrial, and other miscellaneous uses. In this district “development shall be guided by an approved public policy or plan and through the use of the planned unit development, special exception, or other site plan review process.”

The **SP** (Special Purpose) District is designed to “stabilize those areas adjacent to C-3-C and C-4 Districts and other appropriate areas that contain: (a) Existing apartments, offices, and institutions; and (b) Mixed use buildings.” A purpose of the SP District is to “act as a buffer between adjoining commercial and residential areas, and to ensure that new development is compatible in use, scale, and design with the transitional function of this zone district.” The district is “designed to preserve and protect areas adjacent to Commercial Districts that contain a mix of row houses, apartments, offices, and institutions at a medium to high density, including buildings of historic and architectural merit.” The SP-2 district allows medium-high density developments, and “new residential development shall be permitted at a higher density than new office development, both to be compatible with surrounding properties.”

The **C-M** (Commercial-Light Manufacturing) Districts are “intended . . . for heavy commercial and light manufacturing activities employing large numbers of people and requiring some heavy machinery under controls that minimize any adverse effect on other nearby, more restrictive districts.” “Heavy truck traffic and loading and unloading operations are expected to be characteristic of C-M Districts”. The C-M Districts “provide a varying schedule for both density and height controls” and “shall embrace areas used for low density warehousing as well as areas presently improved with both high and medium density buildings in warehousing, light manufacturing, office, and automotive usage.”

**210.2 Use as a college or university shall be located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions.**

**Noise**

The issues of noise and others relating to communication between the University and the surrounding community led to Condition #10 in BZA Order 16330, in the 1998 Howard University Central Campus Plan. Order 16330 required the creation of the Howard University Advisory Council (HUAC) composed of representatives for the affected ANC, civic associations surrounding the campus, interested student organizations and other interested community groups. The Howard University Community Association office was created in 1996 to address community concerns and support the Advisory Council. However, some problems persist with students who live in non-university housing and over whom the University has less control than those who live in university provided housing. The community has made suggestions on ways to improve the identification of students who run afoul of law and order in the community. The University has agreed to facilitate meetings with the community for students and invest in the recommended infrastructure such as a website to facilitate open discussion and reporting.

### Proposed Building Expansion

The proposed 2011 Campus Plan includes several projects that would expand and/or add academic, residential, athletic, commercial, and student life facilities on the campus. The majority of the new and proposed building expansion will take place on the eastern portion of the campus (the core area) and are not directly adjacent to neighborhood residences. Therefore direct noise impacts should be minimal.

### Student Housing

The University is also proposing to house a 70% of their student population on the central campus with the proposed closure of the Carver Hall and Slowe Hall dormitories, which are in isolated buildings within the LeDriot Park community, to the southeast of the campus. The closing of the Carver Hall and Slowe Hall dormitories and the relocation of the students to the central campus should also reduce noise impacts on the community.

On the western portion of the central campus, between Georgia Avenue and Sherman Avenue, a number of new dormitory and residences are proposed for upper classmen. These buildings will be adjacent to the Pleasant Plains and Shaw/U Street, Cardozo communities. However, the immediate adjacent buildings are predominantly developed with apartments and the noise is not anticipated to be objectionable. Information and the operations of new dormitories and residences will be further detailed at the time they are submitted for further processing.

### Traffic, Circulation & Parking

Howard University is located along and is bisected by Georgia Avenue, a major north south arterial which is a major arterial for vehicular commuter traffic. The campus is further bisected by a number of minor arterials, local and collector streets consistent with Washington's street grid. However, not all the streets allow for continuous access through the campus and the campus plan calls for some street openings to allow for the connection of the grid to improve pedestrian, bicycle and vehicular access across the University. The Bryant Street and W Street extensions are of particular importance to the City.

The DUKE<sup>2</sup> plan recommends that both streets be extended west of Georgia Avenue, through the University's property and finally connect to Sherman Avenue. In the case of Bryant Street, the campus plan shows Sherman terminating at a "green square" on the University's property surrounded by dormitories. The University is desirous of providing this open green space as a central green serving the surrounding dormitories.

OP and DDOT have collaborated with the University and the campus plan was redesigned to facilitate an extension of Bryant Street and preserve the University's desire to have a pedestrian friendly green area adjacent to the dormitories. The proposed change to internal circulation patterns will help to shift some of the north-south vehicular traffic along Georgia Avenue to Sherman/Florida Avenues, allow for connectivity while creating a safe pedestrian environment. Similarly, the revised plan provides for the right-of-way for the W Street extension. The University continues to work with DDOT regarding the right-of-way width but OP is fully supportive of the street alignments and appreciates the efforts the University extended to work with the City on the issue.

The campus is well served by public transit, including the Shaw/Howard Metrorail station to the south of the campus at Georgia Avenue/7<sup>th</sup> Street and R Street, NW and the U Street/Cardozo Metrorail station to the southwest of the campus at 12<sup>th</sup> and U streets, NW. Additionally, several Metrobus lines and the University shuttle bus system serve the campus. A Capital Bikeshare station is located on the campus at 6<sup>th</sup> and Fairmont Streets as well as on various locations to the east of the campus. Currently the campus is quite

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<sup>2</sup>The DUKE Development Framework Plan, July 21, 2005, page 32.

underserved by bicycle racks with only three (3) locations. The Transportation Study shows that there are many barriers and dangers to pedestrian movements around the campus which are being addressed with DDOT.

Although the University is well served by Metrorail and Metro bus, a high percentage of the faculty, staff, and students drive daily to the campus. The University currently has 2,295 parking spaces with an additional 1,495 serving the hospital for a total of 3,790 spaces in its inventory, many of which are on surface parking lots. The University is proposing significant changes to reduce the number of parking spaces, as the demand is lower than supply. However, there is a perception that demand is greater than supply because many of the parking lots are not conveniently accessed by the buildings they are intended to serve.

The University is revising its parking policy to greatly reduce its on-site inventory to 1,400 spaces by the year 2014. The parking lots will be redeveloped with new buildings, some of which will provide underground parking or have no parking. Additionally, parking zones will be created to make spaces available in close proximity to the buildings they would serve. The University envisions that with more students and faculty living on campus the demand for parking would be reduced. Currently and going forward, freshmen, whether they live on or off campus, are not allowed to park on campus. Further reductions being examined may be through revision to the cost of parking, increasing the number of bicycle facilities and bike racks, and a revised circulation pattern through the main campus to accommodate safe pedestrian activity on and across Georgia Avenue.

DDOT will provide a detailed analysis of recommendations for the traffic, parking, and circulation impacts as well as the TDM measures submitted with the campus plan. However, OP is supportive of the measures to improve pedestrian circulation around and through the campus and reduce parking demand.

The University has indicated that it will request the closure of three alleys in association with the development of three buildings. The alleys are adjacent to university property. The request for alley closures will be reviewed under a separate process and would be further assessed with plans for the associated buildings.

### **Number of Students, Faculty & Staff**

Since 1986 the University has experienced a reduction in its student population which has resulted in the reorganization and focus of the University and a reduction in faculty and staff. In the 1998 Campus Plan the University placed a cap on student enrollment at 12,000 students. The current enrollment of the University is at 11,037<sup>3</sup> and consists of 7,405 undergraduate students and 3,632 graduate students. It is not clear in the submission that the student count includes a true “headcount” of all students enrolled at the University, regardless of the number and type of credits they are pursuing and OP has requested a clarification. The University will also maintain the established cap for faculty and staff. Table I below summarizes the existing and established cap for student enrollment faculty, staff and hospital staff.

*Table 2-Student Enrollment Faculty, Staff and Hospital Staff*

	<b>1998</b>	<b>Existing</b>	<b>Proposed Cap</b>
Student		11,034	12,000
Faculty	3,956	1,276	1,777
Staff		2,054	3,494
Hospital Staff	2,579	2,000	2,185

<sup>3</sup>This number includes graduate students at the Law School-West Campus and the Divinity School-East Campus. This number is reflective of the count in Fall 2010.

The University is projecting stability in its enrollment for the life of this campus plan, while it focuses on facility improvements and academic support programs to enhance student and faculty experience.

### **Student Housing**

In 2011 the University had a total housing inventory of 4,609 beds in traditional dorm rooms, suites and apartments. The University houses 46% of its students in buildings that are located both on campus and in university-owned buildings in the adjacent community. Many of these buildings range in age of between 21 and 81 years with over 75% of the buildings exceeding 50 years. Although the buildings have been maintained they all do not provide the contemporary facilities for students at various stages of their college life and therefore many students seek off-campus housing. The University houses approximately 98% of its freshmen students but housing availability drops by about 30% for sophomore and higher years.

To better address student needs in number of beds, type of facilities and location the University has proposed a phased development plan which will create new residences, upgrade existing residences and repurpose buildings that are currently used for student housing. The plan will generate approximately 2,300 new beds with a net increase of 1,100 beds. The development plan proposes a centralized underclassman area on the eastern portion of the campus and will create approximately 1,300 beds. Upperclassmen housing are projected for development in the second and third phases on the western portion of the campus.

The proposed closure of Carver and Slowe Halls and their replacement beds in new dormitories on campus will result in an increase in students living on campus. In a later phase, existing housing at Meridian Hill, 2601 16<sup>th</sup> Street, NW will also be relocated to the central campus (Attachment III). As the University aims to provide additional and improved facilities for its student population the current impact of students living in the community should diminish. Therefore, OP is supportive of the proposed 1,100 increase in on-site student housing. Some of the new and improved housing will be located in areas that are not directly adjacent to the neighboring community, thereby reducing adverse impacts that may be derived from noise. However, OP recommends that the University continue to monitor student behavior both on and off campus and work with the adjacent communities on resolving issues as they arise.

### **Other Objectionable Conditions**

No other objectionable conditions have been raised by the community or have been observed by OP during the life of the existing campus plan.

***210.3 In R-1, R-2, R-3, R-4, R-5-A, and R-5-B Districts, the maximum bulk requirements normally applicable in the districts may be increased for specific buildings or structures; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-B District. In all other Residence Districts, similar bulk increases may also be permitted; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-D District. Because of permissive increases as applicable to normal bulk requirements in the low-density districts regulated by this title, it is the intent of this subsection to prevent unreasonable campus expansion into improved low-density districts.***

The University on page 213 of the submission has submitted the existing and proposed FAR for only that portion of the campus that is within the residential districts, R-4, R-5-B, and R-5-E. The University needs to provide the existing, proposed and allowed FAR for the entire campus.

***210.4 As a prerequisite to requesting a special exception for each college or university use, the applicant shall have submitted to the Commission for its approval a plan for developing the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements, including but not limited to the following:***

- (a) *Buildings and parking and loading facilities;*
- (b) *Screening, signs, streets, and public utility facilities;*
- (c) *Athletic and other recreational facilities; and*
- (d) *A description of all activities conducted or to be conducted on the campus, and of the capacity of all present and proposed campus development.*

In Tab 6-Campus Development Plan section and Figure 6-22-Master Plan of the submission the University outlines its proposed campus plan for all present and proposed development. It proposes the following:

*Table 3-Development Proposal*

<b>Phase</b>	<b>Building</b>	<b>Height</b>	<b>Total GSF</b>	<b>Parking</b>
<b>Phase 1 (1-3 yrs.)</b>	Interdisciplinary Science and Engineering	60	65,000 gsf.	
	Computational .Biomedical Science & Retail	110	100,000 gsf.	150
	Underclassman, Residential Hall #1	70	138,666 gsf	
	Underclassman, Residential Hall #2	60	251,431 gsf	
	Wellness & Rec. Center, Upperclassman Residence, Retail	110	178,750 gsf	345
<b>TOTAL</b>			<b>733,847 gsf</b>	<b>495</b>
<b>Phase 2 (3-5 yrs.)</b>	Blackburn Center Renovation	40	105,000 gsf	255
	School of Communications and Retail	40	168,000 gsf	285
	Academic/Support/Public Safety	110	168,000 gsf	225
	Nursing, Allied Health, Pharmacy	60	100,000 gsf	
	Nanotechnology	80	120,000 gsf	
	Upperclassman Residence #1 and Retail	110	98,000 gsf	155
	Miner Bldg. Renovation		82,737 gsf	
<b>TOTAL</b>			<b>841,837 gsf</b>	<b>920</b>
<b>Phase 3 (5-7 yrs.)</b>	Health Sciences. Health Care and Retail	110	175,000 gsf	360
	Intercollegiate Athletics Complex and Retail	60	160,000 gsf	510
	Graduate and Work Force Housing	60	234,000gsf	
	Upperclassman Residence #2	110	192,000 gsf	
	Teaching and learning Building	60	155,000 gfs	
<b>TOTAL</b>			<b>741,000 gsf</b>	<b>870</b>
<b>Future Phase</b>	Academic, Residential, Retail	50	136,443 gsf	
	Institutional Infill	20	21,180 gsf	
	Middle School	50	80,000 gsf	
	Academic/Research	50	64,000 gsf	
	Academic/Research	50	68,000 gsf	
	Academic/Research	50	64,000 gsf	
	Academic/Research	50	84,000 gsf	
	Academic/Research	50	155,000 gsf	190
<b>TOTAL</b>			<b>672,623 GSF</b>	<b>190</b>
<b>CAMPUS TOTAL</b>			<b>2,989,307 GSF</b>	<b>2,475</b>

As seen on the table above, the University’s ambitious development plan involves both new construction and major renovation of nearly 3,000,000 gross square feet of space over the life of the plan and beyond.

The development plan does not address the current and future status of the Howard University Hospital. The hospital has its own unique operations and impacts and would need to be fully analyzed to assess its impacts on the neighborhood due to traffic. OP therefore recommends that a development plan for the hospital be provided as an amendment to the campus plan should expansion or external alterations be proposed.

**210.5** *Within a reasonable distance of the college or university campus, and subject to compliance with § 210.2, the Commission may also permit the interim use of land or improved property with any use that the Commission may determine is a proper college or university function.*

On July 12, 2006 the Zoning Commission approved the temporary use of a vacant property bounded by Florida Avenue Barry Place and Sherman Avenue (Square 2872, Lots 266-271, 803, 820, 822-824) for temporary parking for a university use. The applicant has proposed to bring this property within the campus plan boundary and it will continue to be used as a parking lot until it can be repurposed.

**210.6** *When a major new building that has been proposed in a campus plan is instead moved off-campus, the previously designated site shall not be designated for, or devoted to, a different major new building unless the Commission has approved an amendment to the campus plan applicable to the site; provided, that for this purpose a major new building is defined as one specifically identified in the campus plan.*

No major new buildings or uses are proposed to be moved off-campus.

**210.7** *In reviewing and deciding a campus plan application or new building construction pursuant to a campus plan, the Commission shall consider, to the extent they are relevant, the policies of the District Elements of the Comprehensive Plan.*

Generally, the proposed campus plan is not inconsistent with the Comprehensive Plan. The relevant policies of the Comprehensive Plan Elements as they relate generally to universities are outlined in Section VII below. Additionally, specific recommendations for Howard University in the Mid-City Element are outlined below.

***Policy MC-2.1.1: Revitalization of Lower Georgia Avenue***

*“Encourage continued revitalization of the Lower Georgia Avenue corridor. Georgia Avenue should be an attractive, pedestrian-oriented “Main Street” with retail uses, local-serving offices, mixed income housing, civic and cultural facilities, and well-maintained public space.”*  
2011.5

The Campus Plan contributes to the Comprehensive Plan policy for a revitalization of the Lower Georgia Avenue area including ground floor retail or active uses; university offices; housing for students, faculty and open market. In addition, in conjunction with DDOT, the University proposes to introduce additional landscaping and along Georgia Avenue, improvement in building façades, as well as reorganization of some buildings to have a frontage on Georgia Avenue.

***Policy MC-2.1.4: Howard University***

*“Encourage and strongly support continued relationship-building between Howard University and the adjacent residential neighborhoods. Work with Howard University in the abatement of any outstanding community issues such as the redevelopment of vacant property, façade/building enhancements, and buffering issues associated with campus expansion. Stimulate joint development opportunities with the University that benefit students and surrounding residents.”*2011.8

The University through the Howard University Community Association has committed to continue working with the adjacent neighborhoods as it expands and develops its properties. The University has other properties within the neighborhood that is not within the campus boundary and the University has reinigorated its real estate office to explore putting these properties into productive use.

***Action MC-2.1.B: Howard Town Center***

*“Develop a new mixed use neighborhood center on land to the west of Howard University Campus. This should include not only the planned Howard Town Center site (with housing, retail, and structured parking), but additional medium-density housing development, civic space, cultural facilities, and public open space on surrounding sites. Appropriate transitions in scale should be established between this center and the lower density row house neighborhoods to the west.” 2011.10*

The parcel to be developed as the Howard University Town Center is within the campus plan boundary. The University has included schematics of the proposed development in its submission (Tab 13, Appendix F). However, the project has been delayed due to a lack of financing.

***Action MC-2.1.C: Great Streets Improvements***

*“Implement the Great Streets initiative recommendations for Georgia Avenue, including transit improvements, façade improvements, upgraded infrastructure, blight abatement, and incentives for housing and business development along the avenue.” 2011.11*

The University has committed to working with DDOT to implement the recommendations of the Georgia Avenue Great Streets Initiative and has included landscape improvements, as well as façade improvements and new building plans. The proposal includes a mix of uses along the corridor which would complement the planned upgrade of this important transportation corridor.

***210.8 As an integral part of the application requesting approval of new building construction pursuant to a campus plan, the college or university shall certify and document that the proposed building or amendment is within the floor area ratio (FAR) limit for the campus as a whole, based upon the computation included in the most recently approved campus plan and the FARs of any other buildings constructed or demolished since the campus plan was approved.***

OP has requested that the University supply the information relating to the existing FAR of the University and the proposed FAR that would result due to the proposed new construction.

***210.9 Before taking final action on an application for use as a college or university, the Commission shall submit the application to the D.C. Office of Planning and the D.C. Department of Transportation for review and written reports.***

DDOT’s review will be submitted under separate cover.

**VIII. COMPREHENSIVE PLAN LAND USE MAPS**

The 2006 Comprehensive Plan, Generalized Land Use Map (Attachment IV) identifies the portion of the campus east of Georgia Avenue for institutional uses. The portion of the campus to the west is identified for mixed use – medium density residential and moderate density commercial uses. Other parcels are recommended for moderate density residential uses. Universities uses are deemed compatible uses either as a matter-of-right or by special exception pursuant to section 210.

The 2006 Comprehensive Plan, Future Land Use Map (Attachment V) identifies the portion of the campus east of Georgia Avenue as an Institutional Use. The portion of the campus to the west is identified as a Land Use Change Area and specifically the Howard University Town Center. The Plan also identifies an area for a Multi-Neighborhood Center which is described as “. . . centers generally found at major intersections and along key transit routes. These centers might include supermarkets, generally merchandise stores, drug stores, restaurants, specialty shops apparel stores, and a variety of service-oriented businesses. . . . Mixed-

*use infill development at these centers should be encouraged to provide new retail and service uses, and additional housing and job opportunities. Transit improvements to these centers are also desirable.”*  
Other parcels are recommended as Neighborhood Conservation Areas.

Further, the proposed development plan is not inconsistent with many of the Land Use and Education policies of Comprehensive Plan.

**Policy LU-2.3.5: Institutional Uses**

*“Recognize the importance of institutional uses, such as private schools, child care facilities, and similar uses, to the economy, character, history, and future of the District of Columbia. Ensure that when such uses are permitted in residential neighborhoods, they are designed and operated in a manner that is sensitive to neighborhood issues and that maintains quality of life. Encourage institutions and neighborhoods to work proactively to address issues such as traffic and parking, hours of operation, outside use of facilities, and facility expansion.”*

**Policy LU-3.2.3: Non-Profits, Private Schools, and Service Organizations**

*“Ensure that large non-profits, service organizations, private schools, seminaries, colleges and universities, and other institutional uses that occupy large sites within residential areas are planned, designed, and managed in a way that minimizes objectionable impacts on adjacent communities. The zoning regulations should ensure that the expansion of these uses is not permitted if the quality of life in adjacent residential areas is significantly adversely affected.”*

**Policy EDU-3.3.2: Balancing University Growth and Neighborhood Needs**

*“Encourage the growth and development of local colleges and universities in a manner that recognizes the role these institutions play in contributing to the District’s character, culture, economy and is also consistent with and supports community improvement and neighborhood conservation objectives. Discourage university actions that would adversely affect the character or quality of life in surrounding residential areas.”*

**Policy EDU-3.3.4: Student Housing**

*“Encourage the provision of on-campus student housing in order to reduce college and university impacts on the housing stock in adjacent neighborhoods. Consider measures to address the demand for student housing generated by non-District institutions with local branches.”*

**Policy EDU-3.3.5: Transportation Impacts of Colleges and Universities**

*“Support ongoing efforts by colleges and universities to mitigate their traffic and parking impacts by promoting ridesharing, carpooling, shuttle service, bicycling, and other transportation demand management measures. The provision of adequate on-site parking for institutional uses also should be encouraged.”*

The University complies with the policies cited above and have outlined measures by which negative impacts on the surrounding neighborhoods will be lessened careful monitoring. The proposed level of development is anticipated by the Comprehensive Plan and allowed by the matter-of-right zoning.

**IX. COMMUNITY COMMENTS**

The University is surrounded by ANC-1B and ANC-5C as well as the Pleasant Plains Civic Association, the Bloomingdale Civic Association, and the LeDroit Park Civic Association and all are in support of the proposed campus plan and its development. Some of the organizations have recommended conditions which are summarized as follows:

1. Continuation of regular meetings between Howard and the Community Advisory Committee;
2. Creation of an off-campus housing inventory of students who live off campus;
3. Off-Campus Housing policy reproduced in the student handbook;

4. Collaboration with community groups to organize welcoming events for students;
5. Establishment of a website to facilitate communication of community and student issues;
6. Minimize negative impacts on the community during construction;
7. Existing student housing that will be vacated should not be left vacant for longer than one year.

#### **X. COMMENTS OF OTHER DISTRICT AGENCIES**

The Department of Transportation will submit a report under separate cover. The application was referred to the Metropolitan Police Department, the Fire and Emergency Services (FEMS), and the Department of Parks and Recreation. No comments have been received by the Metropolitan Police Department and the FEMS verbally stated that they had no concerns with the development plan and would do a full analysis at the Further Processing Stage. The Department of Parks and Recreation has not submitted a response.

#### **XI. RECOMMENDATION**

OP is fully supportive of the University's development plan that will create additional on-campus student, as well as workforce and market rate housing opportunities. The proposed revitalization of lower Georgia Avenue will be an asset to the University and the wider community. Overall the impacts on the surrounding neighborhood will be minimal, if the University continues collaboration with the community. The Office of Planning recommends approval of the proposed 2011 campus plan with the following conditions:

1. The overall maximum student enrollment shall be accepted at the proposed 12,000 students which includes any student taking at least one class or course at any area covered by the 2011 Campus Plan;
2. The 2011 Campus Plan, as submitted, shall be valid for a period of 15 years;
3. The anticipated reuse of the vacated student housing buildings in the community be identified;
4. A campus plan amendment and/or further processing application be submitted should the Howard University Hospital propose any structural changes or expansions; and
5. Provide university student housing for at least 70% of the total undergraduate;
6. Submission of the existing, proposed and maximum FAR calculations for the entire campus.

OP also encourages the University to continue to work with the Community Advisory Council to clearly address issues to enhance community relations.

#### **ATTACHMENTS:**

- I. Legal Description
- II. Zoning Map
- III. Off-Site Housing
- IV. 2006 Comprehensive Plan, Generalized Land Use Map
- V. 2006 Comprehensive Plan, Future Land Use Map